

MINUTES OF REGULAR MEETING

BARTHOLOMEW COUNTY BOARD OF ZONING APPEALS

The regular monthly meeting of the Bartholomew County Board of Zoning Appeals was held on July 25, 2011, at 7:00 p.m., on the fourth floor of the Bartholomew County Governmental Office Building, 440 Third Street, Columbus, Indiana.

Members Present: **Chair, Ron Trotter; Vice Chair, DeWayne Hines; Zack Ellison, Roger Glick and James Reed**

Staff Present: **Heather Pope, Associate Planner, Trudi Smith, Zoning Enforcement Coordinator, Bill Klakamp, Asst. Code Enforcement Officer and Nancy Whipker, Dept. of Code Enforcement**

**County Plan
Commission
Attorney:** **Cynthia Boll**

The meeting was called to order by Chair, Trotter. The Board and Staff introduced themselves.

Cynthia Boll administered the oath to all in attendance who would be speaking.

DOCKET NO. B/VU 11-02 This is a request by Tannehill Park Inc. for a use variance from Zoning Ordinance Section 3.15 (A) to allow a mini-warehouse self-storage facility in an RMH (Residential Manufactured Home Park) zoning district. The property is located on both the east and west sides of County Road 280 West, south of the intersection with Heflen Park Road, in German Township.

Petitioners Reed L. Taylor and Jerry Sharp attended the meeting. Mark Daugherty, of Daugherty Design Plus, also attended the meeting to represent petitioners.

Heather Pope presented the Staff Report, including preliminary staff recommendation, zoning ordinance, comprehensive plan and planning considerations, as well as provisional findings of fact/decision criteria. She noted that all criteria had been met.

Ms. Pope gave a power point presentation of the property.

Chair Trotter opened the meeting to the public.

There being no public comment, the meeting was closed to the public.

Ms. Pope explained that the Planning Department had been facilitating a steering committee working on a Northern Gateway Land-Use and Transportation Plan which includes the subject property. The wooded corridor along the interstate in this area has been identified by committee members and they have indicated wanting to maintain this corridor to act as a buffer between the interstate and other uses, such as commercial, residential and industrial. She stated that the plan has not been adopted at this point. Committee members consist of approximately 20 residents, business owners, home owners and interested citizens of the northern gateway area and the owner of subject property is represented on said committee. Maintaining the green/wooded areas along the interstate is supported by the County Comprehensive Plan adopted by Bartholomew County.

Ms. Pope said the petitioner has not indicated the total number of storage units they wish to construct on the site but will start the detailed planning of the site if and when the use variance is approved.

After discussion regarding the surrounding wooded area of subject property, a motion was made as following:

A motion was made by James Reed, seconded by Zack Ellison to approve **B/UV 11-02** with the following conditions:

1. The variance area shall be reduced to be bounded by the bottom of the hill on the south (see attachment).
2. The development and use of the mini-warehouse self-storage facility shall be subject to the I-1 (Industrial: Light) development standards.
3. A subdivision shall be completed prior to construction separating the mini-warehouse storage facility from the residential property to the south;
4. The wooded area within the use variance site between County Road 280 West and I-65 shall be preserved as follows (no construction activity will occur within the drip line of these trees):
 - a. The area labeled West Tract (west of County Road 280) will keep the Wooded area as shown on the site plan (nothing removed).
 - b. The area labeled East Tract (east of County Road 280 West) will preserve 25% of the wooded area in the center of the tract, additionally, in this same tract the wooded area along the south property line will be preserved in its entirety south of the 655 elevation line and a minimum of 50% of the wooded area will be preserved north of the 655 elevation line.

The motion was approved 4-1, with Roger Glick opposing said motion.

FINDINGS OF FACT

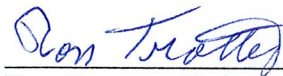
The following findings of fact were submitted for consideration:

B/UV 11-01 Country Hearth and Garden A motion was made by Zack Ellison and seconded by DeWayne Hines to approve the findings as submitted. The motion carried 5 – 0.

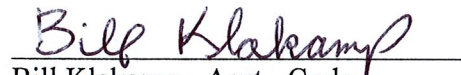
MINUTES

The minutes of the June 27, 2011 were approved 5-0 upon a motion made by DeWayne Hines and seconded by Zack Ellison. .

There being no further business, the meeting was adjourned.



Ron Trotter, Chair



Bill Klakamp, Asst. Code
Enforcement Officer

